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Borough of Closter
Zoning Board of Adjustment
295 Closter Dock Road
Closter, NJ 07624

ZONING BOARD OF ADJUSTMENT

Regular Monthly Hearing *(Minutes)*

December 16, 2009

Prepared by:

Paul Demarest
Coordinator

Chairman Knee called the Regular Monthly Hearing of the Zoning Board of Adjustment for the Borough of Closter, New Jersey being held on Wednesday, December 16, 2009 in the Council Chambers at Borough Hall to order at 8:09pm. He stated the meeting was being held in compliance with the provisions set forth in the Open Public Meetings Act of the State of New Jersey and had been advertised in the newspaper according to law. He advised that the Board adheres to an 11:00pm adjournment and no new matters would be considered after such time.

Chairman Knee invited all present in reciting the Pledge of Allegiance.



The following Board members and professionals were present at the meeting:

- Robert Knee- Chairman
- Steven Freesman, Esq.- Secretary
- Joseph Bianco, RA/PP
- Theodore West, DDS
- Mitchell Monaco
- Jennifer Rothschild, Esq.- Alternate #1
- Steven Iafrate- Alternate #3
- Mark Crisafulli- Alternate #4
- Thomas Hennessey- Council Liaison
- Leonard Sinowitz- Zoning Officer
- Joel Ellis, Esq.- Board Attorney (*in lieu of Michael Kates, Esq.*)
- Paul Demarest- Board Coordinator

The following Board members and professionals were absent from the meeting:

- Lorin Sonenshine, RA/PP- Vice Chairman
- Francis Noh- Alternate #2
- Kevin Tichacek, PE- Board Engineer



Prior to the meeting, the Board received copies of the mail correspondence received by the Land Use Office on its behalf. Secretary Freesman read said mailings into the record.



A motion was made by Dr. West and seconded by Mr. Bianco, to approve the minutes for the September 16, 2009 Hearing. All members present voted in favor. A motion was made by Mr. Bianco and seconded by Ms. Rothschild, to approve the minutes for the October 5, 2009 (Special) Hearing. All members present voted in favor. A motion was made by Dr. West and seconded by Ms. Rothschild, approve the minutes for the October 21, 2009 Hearing. All members present voted in favor. A motion was made by Ms. Rothschild and seconded by Mr. Bianco, to approve the minutes for the November 2, 2009 (Special) Hearing. All members present voted in favor.



Since the Board did not receive any new applications by the filing deadline, the Work Session to be held on December 28, 2009 was cancelled.



Chairman Knee opened the meeting to the public for anyone wishing to comment on matters not related to a case on the evening's agenda.

Hugh Johnson, 107 Demarest Avenue, questioned whether or not Mr. Bianco could be impartial in his review of Case #Z-2008-12 (35 John Street/Armaniaco); Chairman Knee interjected and reminded Mr. Johnson that such matters could be discussed only when "Item #1" was read into the record.



Item #1

Case #Z-2008-12
35 John Street
(Block 1203/Lot 7)

Applicant: Robert Armaniaco
Representation: Stuart Liebman, Esq.

***PLEASE REFER TO THE OFFICIAL
TRANSCRIPT OF PROCEEDINGS
PREPARED BY THE FOLLOWING FIRM
RETAINED BY THE APPLICANT:***

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